

WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

FIRST MONTHLY MEETING

August 2, 2010

1008-DP-07

PETITION NUMBER:	1008-DP-07 & 1008-SPP-01	
SUBJECT SITE ADDRESS:	441 South Union Street	
PETITIONER:	J.C. Hart Company	
REPRESENTATIVE:	Jon Dobosiewicz, Nelson & Frankenberger, PC	
REQUEST:	Development Plan and Preliminary Plat Review for 238 multi-family dwelling units	
CURRENT ZONING:	Union Street Flats PUD	
CURRENT LAND USE:	Vacant	
APPROXIMATE ACREAGE:	18.5	
EXHIBITS:	1. Staff Report	
	2. Aerial Location Map	
	3. TAC Letter	
	4. Petitioner's Plans	
STAFF REVIEWER:	Ryan Schafer	
ZONING HISTORY	0903-PUD-03	Change in zoning by The J.C. Hart Company of 18.5 acres from MF-1 and EI to the Union Street Flats PUD. <i>Approved.</i>
<u>PETITION HISTORY</u>		
This petition was reviewed by the Technical Advisory Committee on July 20, 2010. It is scheduled to be considered at a public hearing on August 2, 2010 at the Advisory Plan Commission (the "APC") Meeting.		
<u>PROCEDURAL</u>		
<ul style="list-style-type: none">○ Requests for Development Plan Review and Preliminary Plat Review are required to be considered at a public hearing. The public hearing for this petition will be held on August 2, 2010 at the Advisory Plan Commission meeting.○ The primary purpose of the First Monthly Meeting is to hold public hearings, for the petitioner to comment on its petition, and for the APC members to ask questions and identify issues the petitioner should address prior to the APC taking action on the petition.○ Notice of the August 2, 2010 public hearing was provided in accordance with the APC Rules of Procedure.		



PROJECT DESCRIPTION

The proposed development plan is for the construction of a 238 unit multi-family apartment complex on approximately 18.5 acres, located on the west side of Union Street, just north of the future South Street extension (the “Property”). The petitioner’s plans call for 92 one-bedroom, 134 two-bedroom, and 12 three-bedroom units within twenty (20) residential buildings (the “Project”). Elevation renderings depict four (4) different building types. Two of the building types having two different elevation styles. The residential buildings will be three stories in height, with the exception of the two two-story buildings abutting South Union Street. All residential buildings have first-floor garages integrated into the rear elevation of each structure.

The plans include a clubhouse with a swimming pool, gathering room, indoor gym, and exercise facility. Pathways and trails are also included in the amenities package. A 12-foot, multi-use trail will run north-south, adjacent to the Anna Kendall Creek, and provide pedestrian access to the Midland Trace Trail and downtown Westfield.

DEVELOPMENT REQUIREMENTS

1. Zoning District Standards

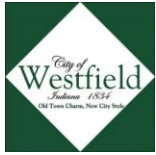
	<u>PROPOSED</u>	<u>STATUS</u>
<u>UNION STREET FLATS PUD STANDARDS</u>		

Section 5.2 – Development Plan Review

A1a. Site access location complies with WPWD Construction Standards	Coordinate with WPWD	NA
A1b. Safe and efficient access locations to and from site (vehicles and pedestrians)	Vehicular access to site via Union Street and future South Street extension; pedestrian trail system along Anna Kendall Drain	Compliant
Alc. Site circulation creates safe and efficient movement in and around development	Private drive access and extensive paths/walkways	Compliant

Section 3.2 – Specific Development Requirements

A. Permitted Uses	Multi-Family Dwelling Units	Compliant
B. Minimum Lot Area	NA	NA
C. Minimum Lot Frontage on Road	NA	NA



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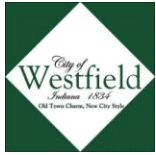
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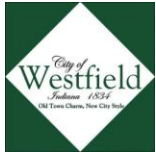
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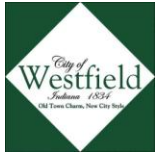
D. Maximum Number of Dwellings –		
250 Dwellings	238 Dwellings	Compliant
Maximum number of 3-Bedroom Dwellings not to exceed 20% of overall total	5%	Compliant
E. Minimum Development Plan Area – Include floodplain in first DP	Floodplain depicted	Compliant
F. Minimum Open/Green Space Area - 25% of the District	Nearly 50% of property preserves floodplain (West of Anna Kendall Drain)	Compliant
G. Minimum Setback Lines/Distance Between Buildings – Compliance with Indiana State Building Code	Shortest distance between buildings on the plan is 15'	Compliant
H. Project Perimeter Building Setbacks (minimum)		
H1. 20 Feet Along Union Street	26. 9'	Compliant
H2. 10 Feet Along all other Public Street	10'	Compliant
H3. 10 Feet Along the North Perimeter of the Real Estate	10'	Compliant
H4. 10 Feet Along the East Perimeter of the Real Estate other than Union Street Frontage	10' 4"	Compliant
H5. 10 Feet Along the South Perimeter of the Real Estate	20' 6"	Compliant
H6. The Eastern most Floodway Limits of the Anna Kendall Legal Drain	Acknowledged	Compliant
I. Maximum Building Height –		
40 Feet	To-scale elevations needed	Staff is working with the petitioner in updating elevations
Building 1 and 21 (along Union Street) shall be Maximum of Two Stories	Two Stories	Compliant
J. Minimum Square Footage per Dwelling Unit -		
650 Square Feet – One Bedroom Unit	692-743 square feet	Compliant
800 Square Feet – Two Bedroom Unit	981-1170 square feet	Compliant
1000 Square Feet- Three Bedroom Unit	1217-1481 square feet	Compliant



K. Architectural Standards and Building Materials for all Primary Buildings		
K1a. Building Elevation to Conform with Exhibits in Union Street Flats PUD	Elevations generally conform to PUD	Compliant
K1b. Masonry on Front Elevations	Materials not listed on building elevations	Staff is working with the petitioner in updating elevations
K1c. Surface Area of Remaining Elevations shall have Masonry or Natural Materials (Brick, Wood, Limestone, Fiber Cement Siding or Natural Stone) as the Exterior Building Materials	Materials not listed on building elevations	Staff is working with the petitioner in updating elevations
K1d. Structures shall utilize a minimum of two exterior building materials	Materials not listed on building elevations	Staff is working with the petitioner in updating elevations
K1e. Building elevations of similar floor-plans shall have a variety of style, massing and use of materials and detailing of elements such a porches and entry-ways	Materials not listed on building elevations	Staff is working with the petitioner in updating elevations
K1g. Each building shall have a minimum of two different elevation styles	Alternate elevation styles provided	Compliant
K1h. Two buildings fronting Union Street: two-stories and match scale of existing structures along street; grouped together; create a gateway	Matches PUD Exhibits	Compliant
K1j. Side elevations of buildings 8 and 12 to conform to Exhibit F-1 of Union Street Flats PUD	Matches PUD Exhibits	Compliant
K1k. Side elevations of buildings 13 and 14 to conform to Exhibit F-2 of Union Street Flats PUD	Matches PUD Exhibits	Compliant
K2. Windows shall have shutters or architectural treatment	Treatments/shutters not depicted on building elevations	Staff is working with the petitioner in updating elevations
K3. Roof pitch of front and sides of main roof shall be 6/12	Roof pitch not provided on elevations	Staff is working with the petitioner in updating elevations
K4. Roof Overhangs sized to match building style	Need to-scale elevations	Staff is working with the petitioner in updating elevations
K5. Roof vents shall be located to rear half of building when possible and color to match roofing material	Roof vent locations not provided on elevations	Staff is working with the petitioner in updating elevations



L. Building Base Landscaping Requirements for Primary Structures		
L1. Minimum of 0.5 trees and two shrubs around each building per number of dwellings in each building Clubhouse: 1 tree and 5 shrubs for every 30 feet	Landscape Plan does not depict building perimeter landscaping Landscape plan does not depict clubhouse landscaping	Staff is working with the petitioner to update Landscaping Plans
L2. Mulched area two feet in width around building facades	Mulched areas not depicted on landscape plan	Staff is working with the petitioner to update Landscaping Plans
L3. Perennial plants and ground cover may be planted in addition to what is required	Acknowledged	Compliant
<u>Section 8.5 On-Site and Street Frontage Landscaping Requirements</u>		
A. On-Site Standards		
A1. Yards, setback areas, green space areas to be landscaped with live vegetation and conform to the Exhibits D and E of the Union Street Flats PUD	Not depicted	Staff is working with the petitioner to update Landscaping Plans
A2. Minimum On-Site landscaping requirements – Shade Trees: 2 per Dwelling Unit (476 required) Orna./Ever. Trees: 1 per Dwelling Unit (238 required) Shrubs: 4 per Dwelling Unit (952 required)	Under review	Staff is working with the petitioner to update Landscaping Plans
B. Road Frontage/Street Tree Standards		
B1. One shade tree per 20 feet of road frontage (42 required)	45 Depicted	Compliant
<u>Section 8.6 Buffer Yard Requirements</u>		
A1. Buffer yards required adjacent to Union Street, south perimeter, north perimeter, and east perimeter	Buffer yards provided	Compliant
A2. Minimum Buffer Yards		
A2a. Union Street buffer: 5 feet	20'	Compliant
A2b. South perimeter along future ROW: 50 feet and include future ROW for South/171 st Street (reduced to 5 feet after ROW dedication)	50' (pre-ROW) 5' (post-ROW)	Compliant Compliant



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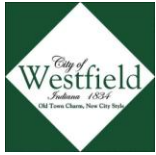
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A2c. South perimeter not discussed above: 10 feet	21' 6'	Compliant
A2d. North perimeter buffer: 10 feet	10'	Compliant
A2e. East buffer outside of Union Street: 10 feet	10' 4"	Compliant
A2f. Buffer Yards in A2c,d,e may be reduced to 5 feet when 6 foot wood privacy fence is placed	Exact fence locations not depicted	Staff is working with petitioner to provide appropriate depictions
A3. In Buffer Yards: 1 evergreen tree per 30 feet and 5 evergreen shrubs per 30 feet	Shrubs not depicted	Staff is working with the petitioner to update Landscaping Plans
Shade trees can be substituted for evergreen trees 1:1	Acknowledged	
Privacy fence can be substituted for evergreen shrubs and count toward planting requirements	Acknowledged	
A7. North perimeter - Wood privacy fence along perimeter to end with masonry columns	Detail not provided	Staff is working with petitioner to provide appropriate depictions
2 columns placed evenly spaced along longest buffer yard length	Detail not provided	
<u>Section 8.7 Parking Area Landscaping</u>		
A. Interior Parking Lot Landscaping		
A1. Minimum 5% of interior parking shall be landscaped (2,726 square feet required)	3,138 square feet	Compliant
A2. Parking Lot Islands		
A2c. Interior landscaped areas shall be curbed	None depicted	Staff is working with petitioner to update plans
A2e. Parking lot islands –		
1 tree and 4 shrubs per 100 square feet (42 trees and 168 shrubs required)	31 trees and 139 shrubs	-11 trees and -29 shrubs
All parking islands to be 100% covered with permitted groundcover	None depicted	Staff is working with petitioner to update plans

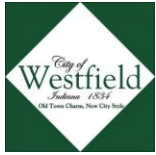


Section 8.8 Plant Materials

A. Minimum 3 different shade tree species for the development site	19 tree species	Compliant
B. A Minimum 3 different shrub species for the development site	9 shrubs species	Compliant
C. Required species to be in landscaping plan		
C1. Spring Flowering: Magnolia- stellata hybrids, Redbud- Canadensis, Crabapple- Adams, Louisa, Prairifire, Red Jewel, Pear- Aristocrat, Cleveland Select	Louisa, Prairifire, Cleveland Select not depicted	Not Compliant
C2. Fall Color: Hawthorn- varieties, Autumn Gold Ginko, Northern Red Oak, Elm- varieties Shingle Oak, Red Maple- varieties	Hawthorn varieties, Autumn Gold Ginko, Elm varieties not depicted	Not Compliant
C3. Winter Interest: Norway Maple- varieties, London Planetree- varieties, River Birch- varieties, Serviceberry- varieties	London Planetree varieties and Serviceberry varieties not provided	Not Compliant

Section 9.1 – Lighting Standards

C5. Residential landscaping and landscaping lighting having a maximum output of 1600 lumens are exempt from standards	Acknowledged	Compliant
E. General Lighting Standards		
E1. Light fixtures: shield, adjustable reflector, directed downward	Street lighting not directed downward	Staff working with petitioner to ensure compliance
E2. Coach/porch lights exempted	Acknowledged	Compliant
E3. Directed away from reflective surface	Will review for compliance after project completion	NA
E4. Directed away from ROW and adjacent properties	Photometric plan needed to make a determination	Staff working with petitioner to ensure compliance
E5. Light poles not to exceed 15 feet in height	12'	Compliant
E6. Parking lot light poles to be uniform	Lighting specifications do not signify the type of light poles for parking lots	Staff working with petitioner to ensure compliance
E7. No light poles in buffer yards	No light poles depicted in buffer yards	Compliant



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F. Sign Lighting		
F1. Ground mounted or bottom mounted	None	To be reviewed during sign permit process
F2. Lighting not to pulse, rotate, blink, flash	None	To be reviewed during sign permit process
G. Trail Lighting		
G1. Anna Kendall Trail shall be illuminated	No lighting depicted along trail	Staff is working with the petitioner to provide appropriate lighting along trail
G2. Style and design of trail lighting similar to other lighting for walkways in development	No lighting depicted along trail	Staff is working with the petitioner to provide appropriate lighting along trail
G3. Trail lighting separately metered; cost and maintenance responsibility of City	No lighting depicted along trail	Staff is working with the petitioner to provide appropriate lighting along trail
<u>Section 4.1 – Off-Street Parking</u>		
A. Required Spaces		
A1. One parking space per bedroom of each dwelling (386 total bedrooms)	Off Street: 258 Garage: 152 Total: 410	Compliant
A2. Minimum number of garage spaces = 60% of total number of dwelling units (142 required)	152 Spaces	Compliant
A3. Two parking spaces for every 1,000 square feet of non-residential uses (8 spaces)	8 spaces	Compliant
D. Size		
<ul style="list-style-type: none"> 9 feet x 18 feet 	9' x 18'	Compliant
<ul style="list-style-type: none"> Vertical clearance: 7 feet 	To-scale elevations not provided	Staff is working with petitioner to update elevations
<ul style="list-style-type: none"> Parallel parking: 22 feet in length 	22'	Compliant
<ul style="list-style-type: none"> Aisle width: 24 feet in width 	24'	Compliant
<ul style="list-style-type: none"> Internal drives aisle width with parallel parking on both sides: 36 feet 	37'	Compliant



E. Access - Off street parking spaces to open directly to aisle or driveway	Parking spaces open directly to aisle/drive	Compliant
F. Curbs – Concrete curbs required throughout	None depicted	Staff working with petitioner to accurately depict
G. Surfacing - Compacted stone or gravel base, paved no less than 4 inches thick	6” composite aggregate	Compliant
H. Lighting – Adequate illumination over the parking lot	Photometric plan needed to make a determination	Staff working with petitioner to ensure compliance

Section 4.2 – Bicycle Parking

A. Bicycle parking designed to hold 10 bikes will be provided at the clubhouse and intersection of trail and development area walk	Not depicted	Petitioner is aware of requirement and working to update plans
B. Bicycle parking designed to hold 2 bikes; distributed in 6 location throughout the development	Not depicted	Petitioner is aware of requirement and working to update plans

Section 3.3 - Amenities

A. Amenities to include: Clubhouse with basketball gym, pool, integrated trail and sidewalk system	Clubhouse included	Compliant
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WESTFIELD ZONING ORDINANCE STANDARDS

2. Overlay District Standards

The Property is exempt from the US 31 Overlay Zone.

3. Subdivision Control Ordinance

The Property is being platted. To-scale plat drawings need to be submitted for staff review. Staff will work with the petitioner to ensure compliance before the Preliminary Plat drawings are docketed for approval.

1. Development Plan Review (WC 16.04.165, D3)

a. Site Access & Circulation – See above - UNION STREET FLATS PUD Article 5.2

b. Landscaping – See above – UNION STREET FLATS PUD Article 8

c. Lighting Standards – See above – UNION STREET FLATS PUD Article 9

d. Signs – UNION STREET FLATS PUD, Article 10



e. Building Orientation – See above – UNION STREET FLATS PUD, Article 3

f. Building Materials – See above – UNION STREET FLATS PUD, Article 3

5. Comprehensive Plan Compliance

The Grand Junction Addendum to the Comprehensive Plan contemplates high-density multi-family uses on the Property. The project is consistent with the Grand Junction Addendum.

6. Street and Highway Access

Access to the Property is provided via South Union Street. An additional access point is planned for when South Street is extended at the southern portion of the Property.

7. Street and Highway Capacity

The Union Street Flats PUD requires that a revised Traffic Impact Study be submitted with the Development Plan. Staff is working with the petitioner to ensure this requirement is satisfactorily met.

8. Utility Capacity

The petitioner is coordinating with Westfield Public Works Department to ensure proper utility capacity is achieved.

9. Traffic Circulation Compatibility

Efficient traffic circulation for both motorists and pedestrians is depicted in the site plan. However, for the safe movement of pedestrians, staff is working with the petitioner to provide appropriate pedestrian crosswalks.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The Grand Junction Addendum to the Comprehensive Plan contemplates high-density multi-family uses on the Property. The project is consistent with the Grand Junction Addendum.

Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the impacted segment of Union Street as a “Secondary Arterial”, and recommends a minimum dedication of a sixty (60) foot half right-of-way. It also identifies a future extension of South Street along the southern part of the Property, with a full right-of-way of 100 feet.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. Union Street Flats includes an extensive trail system in the development of the site in addition to a segment of the Anna Kendall Creek Trail.



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Water & Sewer System

Water and sewer availability and capacity are under review by the City.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	07/02/10	-	Submitted
Fees	07/02/10	-	Paid
Legal Description	07/02/10	-	Submitted
Consent Form		-	NA
Site Plan	07/02/10	-	Revisions being made
Location Map	07/02/10	-	Submitted
Landscape Plan	07/02/10	-	Revisions being made
Sign Plan	NA	-	NA
Lighting Plan	None	-	Revisions being made
Building Elevations	07/02/10	-	Revisions being made
Access & Circulation	07/02/10	-	Submitted
Traffic Impact Study	None	-	Petitioner preparing study
Statement of Development Build-Out	None		Petitioner preparing statement
Grand Junction Plan	07/23/10		Submitted

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	06/15/09	Meeting Held
TAC	07/20/10	Meeting Held
Notice - Sign on site	07/23/10	Posted
Notice- Newspaper	07/23/10	Published
Notice -Mail	07/23/10	Postmarked



STAFF COMMENTS

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Schafer at 219-8876 or rschafer@westfield.in.gov

RAS